



III.C.

TO: Long Range Planning Committee

FROM: Christopher Lawrence, AICP, Comprehensive Planner

DATE: February 25, 2005

RE: Minutes from the February 10, 2005 Long Range Planning Committee Meeting

I. CALL TO ORDER

The Long Range Planning Committee met on Thursday, February 10, 2005, at 12:00 pm. Members present were Jones, Lancaster, Lewis, Newcomb, Neumann, and Novak. Harvey, Lawrence, and Warren represented staff.

II. PUBLIC ADDRESS

None

III. UNFINISHED BUSINESS

None

IV. NEW BUSINESS

A. Consideration of the 2005 Comprehensive Plan Amendments

Staff Presentation and Committee Discussion –

Mr. Lawrence reviewed the process and purpose of the meeting. Additionally, the annual amendments were limited to address specific topics rather than tackle larger policy issues since the 5 year review was beginning summer of 2005. He also explained that one (1) of five (5) criteria needs to be met to qualify as an amendment to the plan.

The 2005 Comprehensive Plan Annual Amendments include 6 topics.

(1) Tom's Creek Sewer Amendment

Town Council referred Tom's Creek Sewer to the Long Range Planning Committee on 2/8 to "substantially restore changes" made to the Comp plan on October 10/14/03.

A concern was raised by a committee member to spending time making changes when nothing may be done altogether. Is the point to change the language to allow anything? There may not be sufficient time as scheduled to hash out all the issues.

Staff mentioned that all amendments will be kept together as a single package. At this point it is important for committee members to review changes and provide comments to staff. Along with comments from next week's neighborhood meeting, the committee will formulate its opinion at the 2/24 meeting. The committee may decide not to send recommendations at that time if they are not ready.

A question was raised regarding the STEP/STEG system and when it will stop being a pilot program (and become accepted practice).

Staff responded that the Council does not allow this type of system by-right anywhere else in the town at this time and there is no time frame for the system to become an accepted practice.

There was a recommendation to leave in Figure US 11-b, Tom's Creek Sewer Concept Plan, since the all sewer system options should be left open.

A consultant will be hired to review the sewage issue. If the consultant arrives at the conclusion that a centralized sewer system is needed, what will Council do? Where is the committee if an amendment highlights that there is a critical wastewater issue in this area and the Town doesn't do anything.

If a centralized sewer is the answer, then one (1) acre lots are not apropos for this type of system. Should the Town consider an increase in the density of Tom's Creek basin?

Staff responded that the 5-year update to the Comp Plan is a more appropriate review to address density land use issues (including open space issues).

Should the committee consider the incorporation of more land into the Town in the future when developing this amendment? Should it reflect the Town's needs in 50 years? The point was raised that annexation is limited without sewer development.

A committee member suggested that a paragraph and some suggested changes be added to address the need to plan for wastewater flows and otherwise, leave the options open. A consultant should be able to determine the needs of the sewer system.

Staff urged members to sketch out desired changes for the next meeting, whether the amendments have a March public hearing or not.

A question was raised to whether a time frame for deciding what to do should be included into the suggested changes for the amendment? A time frame of 5 years was suggested. Committee agreed that it may not be effective to include a timeframe.

2) Greenway/Corridor Classification System

Mr. Lawrence highlighted the proposed general policy to create a town wide classification system and construction performance standards for greenway/corridors.

The committee agreed with the proposed amendment.

3) Airport Runway Protection Zone

Mr. Lawrence highlighted the text and map changes proposed in response to the enforcement of the Runway Protection Zone.

A committee member asked if the town was creating an orphan property with the remaining property proposed as commercial on the future land use map.

Mr. Lawrence stated that a road could be created through the RPZ to connect the commercial property and the town could consider acquiring this property if this created a major issue. Staff pointed out that the designation could be changed to the similar land use category in the RPZ and it is not clear of the airport's intention for this land whether it will be purchased by the authority or have an easement on it.

A committee member encouraged staff to review George Will's ideas for the middle school property to see if any could be applied in the RPZ.

4) Miller/Southside Neighborhood Master Plan

Mr. Lawrence asked the committee to read through the draft and provide questions and comments the they may have for the 2/24 Long Range meeting.

Committee members pointed out several potential conflicts with the neighborhood's goals and the Town's overall objectives. An objective that is supported by the neighborhood, but not consistent with the Comprehensive Plan, should not be supported by Council.

5) Alley/Unbuilt Rights-of-Way

Mr. Lawrence highlighted the proposed amendments to the policies affecting alleys and unbuilt rights-of-way.

The committee agreed with all proposed revisions.

6) Rt. 460 Interchange Property Review

Mr. Lawrence highlighted the current language in the Comprehensive Plan that guides any future development of the 36-acre surplus property currently owned by the Virginia Department of Transportation. No amendments are proposed, but the purpose is to allow additional public review and awareness of the vision of the property.

No specific changes were recommended by the committee. They decided to evaluate the public comments received and determine if any changes would be needed.

Public Comment

None

Committee Discussion

The committee decided to continue review and discussion of the amendments during their 2/24 Long Range meeting.

V. ANNOUNCEMENTS AND ADJOURNMENT

The meeting was adjourned at 1:55pm. The next meeting of the Long Range Planning Committee is scheduled for February 24, 2005 in the Police Department Training Room.